
RO Office Spaces for Lease_June 2022

6/2/2022

PREPARED BY:



City of Royal Oak
203 S Troy St
Royal Oak, MI 48067

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Lease Availability Report

210-212 E 3rd St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1950
RBA:	24,366 SF
Floors:	2
Typical Floor:	12,180 SF

AVAILABILITY

Min Divisible:	2,096 SF
Max Contig:	2,096 SF
Total Available:	2,096 SF
Asking Rent:	\$24.00/+UTIL

EXPENSES

Taxes:	\$3.06 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	200	Office	Direct	2,096	2,096	2,096	\$24.00/+UTIL	Vacant	3 - 5 Yrs

Beanstalk Real Estate Solutions - Krystol Rappuhn (313) 319-0743, Fred Klugman (313) 363-0500

LEASING COMPANY

Company:	Beanstalk Real Estate Solutions
Contacts:	Krystol Rappuhn (313) 319-0743, Fred Klugman (313) 363-0500

AMENITIES

Signage

TRANSPORTATION

Parking:	25 Surface Spaces are available; Ratio of 1.02/1,000 SF
Walk Score ®:	Very Walkable (86)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Mark Ridley Comedy Castle	8,754 SF	FanCrater, LLC	2,214 SF
Matchrx	1,650 SF	Pektron, Inc.	1,302 SF
Cal Chemical	600 SF	Wachler & Associates PC	600 SF

BUILDING NOTES

- Ample Close Parking at Royal Oak Farmer

Lease Availability Report

301-303 W 4th St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1929; Renov 2002
RBA:	63,000 SF
Floors:	4
Typical Floor:	16,939 SF

AVAILABILITY

Min Divisible:	280 SF
Max Contig:	5,000 SF
Total Available:	12,835 SF
Asking Rent:	\$16.00 - \$26.00/MG

EXPENSES

Taxes:	\$1.52 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P LL	LL190	Office	Direct	280	280	280	\$22.00/MG	Vacant	5 Yrs
Atesian Properties - Ara Atesian (248) 362-2870									
P LL	LL 150	Office	Direct	5,000	5,000	5,000	\$16.00/MG	Vacant	3 - 5 Yrs
Atesian Properties - Ara Atesian (248) 362-2870									
P LL	LL 100	Office	Direct	2,000	2,000	2,000	\$16.00/MG	Vacant	2 - 5 Yrs
Atesian Properties - Ara Atesian (248) 362-2870									
P 4th	450	Office	Direct	1,550	1,550	1,550	\$24.00/MG	Vacant	5 Yrs
Atesian Properties - Ara Atesian (248) 362-2870									
Loft office space with exposed ceilings and hardwood floors									
P 4th	400	Office	Direct	4,005	4,005	4,005	\$26.00/MG	Vacant	3 - 5 Yrs
Atesian Properties - Ara Atesian (248) 362-2870									

LEASING COMPANY

Company:	Atesian Properties
Contacts:	Ara Atesian (248) 362-2870

SALE

Last Sale:	Sold on Mar 15, 2012 for \$2,000,000 (\$31.75/SF)
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AMENITIES

Bus Line, Commuter Rail

Lease Availability Report

301-303 W 4th St
Royal Oak, MI 48067 - Royal Oak Submarket



TRANSPORTATION

Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (88)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

RPM	11,600 SF	The Great Escape Room	7,500 SF
Ozone Music and Sound	2,000 SF	Law Office Of Patrick G. Gagniuk, P.L.L.C.	1,500 SF
Tricho Salon & Spa	1,500 SF	About Face Beauty Spa	1,250 SF

BUILDING NOTES

301 4th St is a historic building with loft office spaces located in downtown Royal Oak. The building construction includes granite entry with key fab and security doors. The entire building has hardwood floors. This property is located at the corner of Washington Ave and West 4th St in downtown Royal Oak. The property is in close proximity with Royal Oak's downtown restaurants and retail stores.

Lease Availability Report

400-450 W 4th St - Howard & Howard Building

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1991
RBA:	160,024 SF
Floors:	4
Typical Floor:	40,006 SF

AVAILABILITY

Min Divisible:	9,629 SF
Max Contig:	42,820 SF
Total Available:	61,082 SF
Asking Rent:	\$26.50/MG

EXPENSES

Taxes:	\$2.06 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	Office	Direct	9,629 - 18,262	18,262	18,262	\$26.50/MG	Vacant	Negotiable
CBRE, Inc. - Brandon Carnegie (248) 351-2054								
P 4th	Office	Direct	42,820	42,820	42,820	\$26.50/MG	Jul 2023	Negotiable
CBRE, Inc. - Brandon Carnegie (248) 351-2054								

LEASING COMPANY

Company:	CBRE, Inc.
Contacts:	Brandon Carnegie (248) 351-2054

SALE

Last Sale:	Sold on Jun 11, 2008 for \$21,000,000 (\$131.23/SF)
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AMENITIES

Bus Line, Commuter Rail

TRANSPORTATION

Parking:	146 Surface Spaces are available; 300 Covered Spaces are available; Ratio of 2.79/1,000 SF
Airport:	23 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (87)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

400-450 W 4th St - Howard & Howard Building



Royal Oak, MI 48067 - Royal Oak Submarket

KEY TENANTS

Howard & Howard Attorneys PLLC	90,118 SF	3D Excite	38,410 SF
NFP	19,624 SF		

BUILDING NOTES

Prominent central Royal Oak address. Class A office space with downtown walkability. Close proximity to restaurants, shopping and entertainment. Parking garage adjacent to building connected by a covered walk way to the building. Potential building signage available.

Lease Availability Report

333 W 7th St - The Lafayette Building

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1925; Renov 1998
RBA:	42,000 SF
Floors:	3
Typical Floor:	14,000 SF

AVAILABILITY

Min Divisible:	1,245 SF
Max Contig:	1,700 SF
Total Available:	2,945 SF
Asking Rent:	\$24.00

EXPENSES

Taxes:	\$1.46 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	110	Office	Direct	1,245	1,245	1,245	\$24.00/+ELEC	Vacant	2 - 5 Yrs
Atesian Properties - Ara Atesian (248) 362-2870									
P 1st	170	Office	Direct	1,700	1,700	1,700	\$24.00/MG	Vacant	3 - 5 Yrs
Atesian Properties - Ara Atesian (248) 362-2870									

LEASING COMPANY

Company:	Atesian Properties
Contacts:	Ara Atesian (248) 362-2870

TRANSPORTATION

Parking:	50 Surface Spaces are available; Ratio of 1.19/1,000 SF
Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (87)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Ambassador Software	3,350 SF	Bidwell Tovarez	3,000 SF
The Liedel Law Group	2,450 SF	The Reizen Law Group	2,000 SF
Hulu Llc	1,200 SF	CarGurus, Inc.	1,100 SF

Lease Availability Report

333 W 7th St - The Lafayette Building

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING NOTES

The Lafayette Building is a historic building built in 1925 located in downtown Royal Oak. The entire building has been remodeled including granite and hardwood flooring. All suites have forced heating and air conditioning. Updated historic office building in a great location. Professionally managed and maintained. Parking structure located one block from building. Located on the corner of Seventh and Lafayette. Calm surroundings with all the benefits of being downtown.

Lease Availability Report

512 E 11 Mile Rd - Stefani Bldg

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Multiple
Year Built:	2004
GLA:	6,000 SF
Floors:	3
Typical Floor:	2,000 SF
Docks:	None

AVAILABILITY

Min Divisible:	2,000 SF
Max Contig:	4,000 SF
Total Available:	4,000 SF
Asking Rent:	\$29.00/MG

EXPENSES

Taxes:	\$2.98 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Office	Direct	2,000	2,000	4,000	\$29.00/MG	30 Days	Negotiable
Cushman & Wakefield - Garrett C. Keais (248) 358-6112, John Van Noord (248) 358-6106, Mike Sabatini (248) 358-6120								
P 3rd	Office	Direct	2,000	2,000	4,000	\$29.00/MG	30 Days	Negotiable
Cushman & Wakefield - Garrett C. Keais (248) 358-6112, John Van Noord (248) 358-6106, Mike Sabatini (248) 358-6120								

LEASING COMPANY

Company:	Cushman & Wakefield
Contacts:	Garrett C. Keais (248) 358-6112, John Van Noord (248) 358-6106, Mike Sabatini (248) 358-6120

TRAFFIC & FRONTAGE

Traffic Volume:	17,680 on E 11 Mile Rd & Mason Ct (2022)
	18,129 on E 11 Mile Rd & Potter Ave (2020)
Frontage:	86' on 11 Mile Rd

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TRANSPORTATION

Airport:	20 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (79)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

627 E 11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1987; Renov 1997
RBA:	7,284 SF
Floors:	1
Typical Floor:	7,284 SF

AVAILABILITY

Min Divisible:	4,538 SF
Max Contig:	4,538 SF
Total Available:	4,538 SF
Asking Rent:	\$23.00/NNN

EXPENSES

Taxes:	\$3.14 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	110	Off/Med	Direct	4,538	4,538	4,538	\$23.00/NNN	Vacant	Negotiable

Elias Herish - Elias Herish (586) 999-9286

Turn Key Medical Office with Frontage on E 11 Mile Road (24K VPD) Adequate Parking (Front & Back). Close Proximity to Downtown, The Zoo, Beaumont, City Hall, Highways, Community Colleges, and The Airport. Triple (NNN) Net Lease comes equipped with Furniture, Computers, Desks, TV's, Conference Tables, Traction Tables. Tenant Responsible for Base Rent + Prorata Share of Monthly expenses.

LEASING COMPANY

Company:	Elias Herish
Contacts:	Elias Herish (586) 999-9286

SALE

Last Sale:	Sold on Sep 6, 2012 for \$700,000 (\$96.10/SF)
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AMENITIES

Central Heating, Drop Ceiling

TRANSPORTATION

Parking:	27 Surface Spaces are available; Ratio of 3.13/1,000 SF
Airport:	20 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (75)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

1005 E 11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Specialty
Subtype:	Lodge/Meeting Hall
Year Built:	1968
GBA:	3,720 SF
Floors:	1

AVAILABILITY

Min Divisible:	3,720 SF
Max Contig:	3,720 SF
Total Available:	3,720 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Direct	3,720	3,720	3,720	Withheld	Vacant	Negotiable

Armada Real Estate - Bob Richardson (248) 855-1221 X228

SALE

Last Sale: Sold on Jun 26, 2021

TRANSPORTATION

Parking:	27 Surface Spaces are available; Ratio of 7.26/1,000 SF
Airport:	20 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (66)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

1026 W 11 Mile Rd - Build to Suit

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	Proposed
RBA:	24,500 SF
Floors:	2
Typical Floor:	12,250 SF

AVAILABILITY

Min Divisible:	12,250 SF
Max Contig:	24,500 SF
Total Available:	24,500 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.07 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Med	Direct	12,250	12,250	24,500	Withheld	120 Days	Negotiable
L. Mason Capitani, Inc. - Aaron Smith (248) 637-3515, Mason L. Capitani (248) 637-7795 X306								
Rare "build to suit" opportunity near Downtown Royal Oak. Expansive parking available. Office & medical use possible. High visibility signage available. Short drive from Beaumont Hospital Royal Oak. Location provides quick access to I-696 and I-75.								
P 2nd	Off/Med	Direct	12,250	12,250	24,500	Withheld	120 Days	Negotiable
L. Mason Capitani, Inc. - Aaron Smith (248) 637-3515, Mason L. Capitani (248) 637-7795 X306								

LEASING COMPANY

Company:	L. Mason Capitani, Inc.
Contacts:	Aaron Smith (248) 637-3515, Mason L. Capitani (248) 637-7795 X306

TRANSPORTATION

Parking:	122 Surface Spaces are available; Ratio of 4.97/1,000 SF
Airport:	23 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (76)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

1710 E 12 Mile Rd - Former PNC Bank

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING

Type:	Retail
Subtype:	Bank
Tenancy:	Multiple
Year Built:	1986; Renov 2016
GLA:	2,585 SF
Floors:	1
Typical Floor:	2,585 SF
Docks:	None

AVAILABILITY

Min Divisible:	145 SF
Max Contig:	220 SF
Total Available:	1,290 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$5.33 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	104	Office	Direct	185	185	185	Withheld	Vacant	1 - 5 Yrs
<i>Elite Living - Billings Place - Anthony Palleschi (248) 951-4200</i> Private suites range in sizes from 145 sq ft to 220 sq ft. Located steps from I-75 and just 2 miles from I-696, the 1710 Office Center is in an extremely convenient and accessible location. AS LOW AS 495 \$ A MONTH With a remodeled interior, the 1710 Office Center is perfect for hosting meetings in the conference room, heating up lunch in the kitchenette, or having a client wait in the public seating areas before entering your private suite. All Utilities are included Highspeed Wifi Weekly Janitorial Services Snow Removal Service Maintenance Service									
P 1st	102	Office	Direct	195	195	195	Withheld	Vacant	1 - 5 Yrs
<i>Elite Living - Billings Place - Anthony Palleschi (248) 951-4200</i> Royal Oak's 1710 Executive Office Center is perfect for an executive office. Offices range in size from 145 sq ft to 220 sq ft. Located steps from I-75 and 2 miles from I-696, our office center is located in a convenient location. With a remodeled interior, this center is perfect for hosting a client meeting in the conference room, heating up lunch in the kitchenette, or having a patient wait in the waiting areas before they enter your office suite. AS LOW AS 495 \$ A MONTH All Utilities are included Highspeed Wifi Weekly Janitorial Services Snow Removal Service Maintenance Service									
P 1st	103	Office	Direct	190	190	190	Withheld	Vacant	1 - 5 Yrs
<i>Elite Living - Billings Place - Anthony Palleschi (248) 951-4200</i> Private suites range in sizes from 145 sq ft to 220 sq ft. Located steps from I-75 and just 2 miles from I-696, the 1710 Office Center is in an extremely convenient and accessible location. AS LOW AS 495 \$ A MONTH With a remodeled interior, the 1710 Office Center is perfect for hosting meetings in the conference room, heating up lunch in the kitchenette, or having a client wait in the public seating areas before entering your private suite. All Utilities are included Highspeed Wifi Weekly Janitorial Services Snow Removal Service Maintenance Service									
P 1st	101	Office	Direct	220	220	220	Withheld	Vacant	1 - 5 Yrs
<i>Elite Living - Billings Place - Anthony Palleschi (248) 951-4200</i> Private suites range in sizes from 145 sq ft to 220 sq ft. Located steps from I-75 and just 2 miles from I-696, the 1710 Office Center is in an extremely convenient and accessible location. AS LOW AS 495 \$ A MONTH With a remodeled interior, the 1710 Office Center is perfect for hosting meetings in the conference room, heating up lunch in the kitchenette, or having a client wait in the public seating areas before entering your private suite. All Utilities are included Highspeed Wifi Weekly Janitorial Services Snow Removal Service Maintenance Service									

Lease Availability Report

1710 E 12 Mile Rd - Former PNC Bank

Royal Oak, MI 48073 - Royal Oak Submarket



SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	107	Office	Direct	145	145	145	Withheld	Vacant	1 - 5 Yrs
<i>Elite Living - Billings Place - Anthony Palleschi (248) 951-4200</i> Private suites range in sizes from 145 sq ft to 220 sq ft. Located steps from I-75 and just 2 miles from I-696, the 1710 Office Center is in an extremely convenient and accessible location. AS LOW AS 495 \$ A MONTH With a remodeled interior, the 1710 Office Center is perfect for hosting meetings in the conference room, heating up lunch in the kitchenette, or having a client wait in the public seating areas before entering your private suite. All Utilities are included Highspeed Wifi Weekly Janitorial Services Snow Removal Service Maintenance Service									
P 1st	106	Office	Direct	175	175	175	Withheld	Vacant	1 - 5 Yrs
<i>Elite Living - Billings Place - Anthony Palleschi (248) 951-4200</i> Private suites range in sizes from 145 sq ft to 220 sq ft. Located steps from I-75 and just 2 miles from I-696, the 1710 Office Center is in an extremely convenient and accessible location. AS LOW AS 495 \$ A MONTH With a remodeled interior, the 1710 Office Center is perfect for hosting meetings in the conference room, heating up lunch in the kitchenette, or having a client wait in the public seating areas before entering your private suite. All Utilities are included Highspeed Wifi Weekly Janitorial Services Snow Removal Service Maintenance Service									
P 1st	105	Office	Direct	180	180	180	Withheld	Vacant	1 - 5 Yrs
<i>Elite Living - Billings Place - Anthony Palleschi (248) 951-4200</i> Private suites range in sizes from 145 sq ft to 220 sq ft. Located steps from I-75 and just 2 miles from I-696, the 1710 Office Center is in an extremely convenient and accessible location. AS LOW AS 495 \$ A MONTH With a remodeled interior, the 1710 Office Center is perfect for hosting meetings in the conference room, heating up lunch in the kitchenette, or having a client wait in the public seating areas before entering your private suite. All Utilities are included Highspeed Wifi Weekly Janitorial Services Snow Removal Service Maintenance Service									

LEASING COMPANY

Company: LPN Properties, LLC
Contacts: Kevin M. Travers (248) 330-1827

SALE

Last Sale: Sold on Mar 29, 2017 for \$490,000 (\$189.56/SF)

AMENITIES

24 Hour Access, Air Conditioning, Conferencing Facility, Corner Lot

TRAFFIC & FRONTAGE

Traffic Volume: 22,800 on E 12 Mile Rd & Spoon Ave (2018)
21,414 on E 12 Mile Rd & N Campbell Rd (2018)
Frontage: 240' on 12 Mile Rd
154' on Campbell Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 27 Surface Spaces are available; Ratio of 10.00/1,000 SF
Airport: 20 minute drive to Detroit City Airport
Walk Score ®: Very Walkable (70)
Transit Score ®: Minimal Transit (0)

Lease Availability Report

1710 E 12 Mile Rd - Former PNC Bank

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING NOTES

For sale: Former PNC Branch in Royal Oak 3 lane drive-thru and drive-up ATM 2,585± SF situated on .72± acres All brick construction with frontage and visibility on 12 Mile Road & Campbell Road 37 private, on-site parking spaces Curb cut into site from 12 Mile and Campbell Road Zoned G-1, General Industrial

Lease Availability Report

2140 E 12 Mile Rd - Outlot B

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	2018
GLA:	9,000 SF
Floors:	1
Typical Floor:	9,000 SF
Docks:	None

AVAILABILITY

Min Divisible:	3,650 SF
Max Contig:	3,650 SF
Total Available:	3,650 SF
Asking Rent:	\$30.00/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Med	Sublet	3,650	3,650	3,650	\$30.00/NNN	Vacant	Negotiable

CBRE, Inc. - Dave P. Long (248) 351-2051

LEASING COMPANY

Company:	Keystone Commercial Real Estate
Contacts:	Greg Newman (248) 406-7113 X103

AMENITIES

Corner Lot, Drive Thru, Pylon Sign, Signage

KEY TENANTS

Petrus Orthodontics	2,600 SF	Great Clips	1,800 SF
Petrus Orthodontics	1,630 SF		

TRAFFIC & FRONTAGE

Traffic Volume:	38,949 on W 12 Mile Rd & Stephenson Hwy (2018)
	21,691 on Stephenson Hwy & W 12 Mile Rd (2022)
Frontage:	244' on E. 12 Mile Rd
	241' on N. Edgeworth Ave

Made with TrafficMetrix® Products

Lease Availability Report

2140 E 12 Mile Rd - Outlot B



Royal Oak, MI 48067 - Royal Oak Submarket

TRANSPORTATION

Parking:	85 Surface Spaces are available; Ratio of 9.44/1,000 SF
Walk Score ®:	Somewhat Walkable (69)
Transit Score ®:	Minimal Transit (0)

BUILDING NOTES

. New Retail Development, Q4 2016 Delivery . Join New Kroger Marketplace (Kroger’s Newest and Largest Footprint) Development Consisting of a GLA of 140,094 Sq. Ft. . Located at the SW Corner of 12 Mile and Stephenson Hwy . 2,130 Sq. Ft. Endcap Available . Close Proximity to I-75 and I-696 . Excellent Opportunity for Retail, Office or Medical Use

Lease Availability Report

1300 N Campbell Rd

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1968
RBA:	89,118 SF
Floors:	2
Typical Floor:	53,889 SF
Ceiling Ht:	18'-24'

AVAILABILITY

Min Divisible:	3,215 SF
Max Contig:	3,215 SF
Total Available:	3,215 SF
Asking Rent:	\$7.95/FS

EXPENSES

Taxes:	\$0.52 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1300E	Office	Direct	3,215	3,215	3,215	\$7.95/FS	30 Days	Negotiable

Signature Associates - Kris R. Pawlowski, SIOR (248) 359-3801

Excellent located high-bay warehouse with quick access to I-75 and I-696. Grade level doors with a ramp and docks.

LEASING COMPANY

Company:	Signature Associates
Contacts:	Kris R. Pawlowski, SIOR (248) 359-3801

LOADING

Docks:	1 int/14 ext	Drive Ins:	2 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Utilities:	Heating - Gas, Lighting - Fluorescent
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FEATURES

Fenced Lot, Signage

LAND

Land Area:	4.55 AC
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Lease Availability Report

1300 N Campbell Rd
Royal Oak, MI 48067 - Royal Oak Submarket



Zoning:	II
Parcel	25-14-151-055

TRANSPORTATION

Parking:	75 Surface Spaces are available; Ratio of 1.97/1,000 SF
Airport:	20 minute drive to Detroit City Airport

KEY TENANTS

Bonal Technologies, Inc.	27,031 SF	At Home Warehouse & Delivery	12,000 SF
Sterling Image Construction	10,304 SF	Decanter & Coupe, LLC	3,215 SF

BUILDING NOTES

High bay warehouse space seconds from I-75 and I-696 at Twelve Mile.

Lease Availability Report

1312-1320 N Campbell Rd

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1970
RBA:	8,644 SF
Floors:	1
Typical Floor:	8,644 SF

AVAILABILITY

Min Divisible:	150 SF
Max Contig:	4,000 SF
Total Available:	4,000 SF
Asking Rent:	\$39.96/MG

EXPENSES

Taxes:	\$1.95 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	150 - 4,000	4,000	4,000	\$39.96/MG	Vacant	

Max Broock Realtors - Christian Grothe (614) 546-9225

This building recently underwent a major renovation. Offices contain new flooring, fresh white paint and coded entry. Tenants have 24/7 access to the building through their own unique code to the exterior doors. There is a beautiful new kitchen area. The building has all new HVAC, new roof, updated plumbing, security cameras & new windows with blinds. There are several newly renovated restrooms including a men's and women's restroom as well as two gender neutral restrooms. There is ample parking and the location is in close proximity to I-75, I-696, 11 Mile Rd and Woodward. Landlord pays all property taxes and building insurance, renters reimburse for some of the utility charges.

LEASING COMPANY

Company:	Max Broock Realtors
Contacts:	Christian Grothe (614) 546-9225

SALE

Last Sale:	Portfolio of 4 Properties in Royal Oak, MI Sold on Sep 24, 2018
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TRANSPORTATION

Parking:	25 Surface Spaces are available; Ratio of 2.89/1,000 SF
Airport:	20 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (65)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

1312-1320 N Campbell Rd
Royal Oak, MI 48067 - Royal Oak Submarket



KEY TENANTS

Wendell's Roofing & Remodeling Inc	1,050 SF	Wild West Academy	1,000 SF
Alcoholics For Christ	500 SF	Quantum Chiropractic & Massage PLLC	500 SF
Down Syndrome Guild-Southeast	450 SF		

BUILDING NOTES

Parking to south of building and across street on west side of Campbell.

Lease Availability Report

215 S Center St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1956
RBA:	18,795 SF
Floors:	3
Typical Floor:	6,132 SF

AVAILABILITY

Min Divisible:	3,800 SF
Max Contig:	4,900 SF
Total Available:	8,700 SF
Asking Rent:	\$210.00 - \$230.00

EXPENSES

Taxes:	\$2.04 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P LL	Office	Direct	3,800	3,800	3,800	\$10.00/+UTIL	Vacant	Negotiable
Newmark - JP Champine (248) 350-9500, David Giltner (248) 350-9500								
E 3rd	Office	Direct	4,900	4,900	4,900	\$23.00/NNN	Vacant	Negotiable
Newmark - JP Champine (248) 350-9500, David Giltner (248) 350-9500								

LEASING COMPANY

Company:	Newmark
Contacts:	JP Champine (248) 350-9500, David Giltner (248) 350-9500

SALE

Last Sale:	Sold on Dec 17, 2004 for \$4,000,000 (\$212.82/SF)
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AMENITIES

Property Manager on Site, Signage

TRANSPORTATION

Parking:	15 Surface Spaces are available; Ratio of 1.25/1,000 SF
Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Walker's Paradise (90)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

215 S Center St
Royal Oak, MI 48067 - Royal Oak Submarket



KEY TENANTS

Factory Detroit	4,500 SF
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BUILDING NOTES

Building is located on Center St and 3rd St, just 50 yards from Main St. Building has onsite parking and First floor has windows on 4 sides

Lease Availability Report

1026 W Eleven Mile Rd

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1950; Renov 2007
RBA:	11,175 SF
Floors:	2
Typical Floor:	5,588 SF

AVAILABILITY

Min Divisible:	3,195 SF
Max Contig:	3,195 SF
Total Available:	3,195 SF
Asking Rent:	\$23.00/NNN

EXPENSES

Taxes:	\$2.35 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B	Off/Med	Direct	3,195	3,195	3,195	\$23.00/NNN	Vacant	Negotiable

L. Mason Capitani, Inc. - Aaron Smith (248) 637-3515, Mason L. Capitani (248) 637-7795 X306

Move-in ready medical office. Prime location a few blocks from Downtown Royal Oak. Features include expansive parking, direct suite entry, dedicated HVAC and high visibility signage.

LEASING COMPANY

Company:	L. Mason Capitani, Inc.
Contacts:	Mason L. Capitani (248) 637-7795 X306, Aaron Smith (248) 637-3515

SALE

Last Sale:	Sold on Nov 20, 2019
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AMENITIES

24 Hour Access, Air Conditioning, Bio-Tech/ Lab Space, Bus Line, Central Heating, Controlled Access, High Ceilings, Kitchen, Monument Signage, Natural Light, Partitioned Offices, Signage

TRANSPORTATION

Parking:	37 Surface Spaces are available; Ratio of 3.31/1,000 SF
Airport:	23 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (76)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

1026 W Eleven Mile Rd

Royal Oak, MI 48067 - Royal Oak Submarket



KEY TENANTS

Brentwood Real Estate, L.L.C	2,885 SF	I M Pediatrics	1,200 SF
Relationship Counseling Ctr	300 SF		

BUILDING NOTES

*Available for Lease or Sale, perfect owner user setting with income stream. *Current law office suite available with six (6) private offices, admin area and impressive conference room with fireplace. *Great street presence and abundant parking. *Negotiable rate and terms.

Lease Availability Report

115-203 E Hudson Ave - Proposed Redevelopment Site

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class B Flex
Tenancy:	Multiple
Year Built:	1978
RBA:	16,000 SF
Floors:	1
Typical Floor:	16,000 SF
Ceiling Ht:	16'

AVAILABILITY

Min Divisible:	4,000 SF
Max Contig:	16,000 SF
Total Available:	16,000 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.03 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	4,000 - 16,000	16,000	16,000	Withheld	30 Days	Negotiable

JLL - Robert Mihelich (248) 581-3366, Jennifer Lech (248) 581-3383

Adaptive Reuse Office/Industrial Opportunity Up to 16,000 SF high-image loft style or professional office space to tenant specs 1.01 acre site / mixed-use zoning — Building signage available — 55 free surface spaces with additional non-metered street parking — High exposed ceilings 16 ft. clear Outdoor patio opportunities — Building can be delivered approximately 6 months after lease execution — Great opportunity for marketing, advertising, tech firms, etc. — The office buildings surrounding this redevelopment are a testament of this product demand — Within walking distance to downtown Royal Oak amenities — One of the largest blocks of existing office space in Royal Oak — Convenient access to I-696 & I-75 Take a tour of the JLL offices across the street to see an example of the end product type delivery

LEASING COMPANY

Company:	JLL
Contacts:	Robert Mihelich (248) 581-3366, Jennifer Lech (248) 581-3383

LOADING

Docks:	None	Drive Ins:	5 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Utilities:	Heating - Gas, Lighting - Fluorescent
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FEATURES

Signage

Lease Availability Report

115-203 E Hudson Ave - Proposed Redevelopment Site



Royal Oak, MI 48067 - Royal Oak Submarket

LAND

Land Area:	1.01 AC
Zoning:	Light Ind
Parcel	25-22-301-006

TRANSPORTATION

Parking:	54 Surface Spaces are available; Ratio of 3.38/1,000 SF
Airport:	21 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (89)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Peggy Jo Studio LLC	4,035 SF	CrossFit	4,000 SF
United Mobile Power Wash Inc	4,000 SF	Avalon Construction LLC	500 SF

BUILDING NOTES

Highly desired Royal Oak Location. Near I-696. 16' Clear.

Lease Availability Report

505 S Lafayette Ave

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1966
RBA:	4,000 SF
Floors:	1
Typical Floor:	4,000 SF

AVAILABILITY

Min Divisible:	4,000 SF
Max Contig:	4,000 SF
Total Available:	4,000 SF
Asking Rent:	\$25.00/NNN

EXPENSES

Taxes:	\$4.30 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Direct	4,000	4,000	4,000	\$25.00/NNN	Vacant	Negotiable
Signature Associates - Angela A. Thomas (248) 799-3159, Erica Dunlap (248) 359-3808, Nicole Voisard (248) 799-3159								

LEASING COMPANY

Company:	Signature Associates
Contacts:	Angela A. Thomas (248) 799-3159, Erica Dunlap (248) 359-3808, Nicole Voisard (248) 799-3159

SALE

Last Sale:	Sold on Mar 20, 2019
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TRANSPORTATION

Parking:	6 Surface Spaces are available; Ratio of 1.79/1,000 SF
Airport:	23 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (86)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

Main North - 360 N Main St

Royal Oak, MI 48067 - Downtown Royal Oak Submarket



BUILDING

Type:	Mid-Rise Apartme...
Year Built:	2006
Units:	93
GBA:	57,844 SF
Floors:	4
Rent Type:	Market
Market Segment:	All

AVAILABILITY

Min Divisible:	3,000 SF
Max Contig:	6,977 SF
Total Available:	13,039 SF
Asking Rent:	\$29.50

EXPENSES PER UNIT

Taxes:	\$771.84 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Off/Med	Direct	3,062	3,062	3,062	\$29.50/MG	30 Days	Negotiable
Cushman & Wakefield - Garrett C. Keais (248) 358-6112, John Van Noord (248) 358-6106									
P 4th	400	Office	Direct	6,977	6,977	6,977	\$29.50/+ELEC	Vacant	Negotiable
Cushman & Wakefield - Garrett C. Keais (248) 358-6112, John Van Noord (248) 358-6106									

LEASING COMPANY

Company:	Cushman & Wakefield
Contacts:	Garrett C. Keais (248) 358-6112, John Van Noord (248) 358-6106

SALE

Last Sale:	Portfolio of 2 Properties in Royal Oak, MI Sold on May 17, 2013 for \$4,700,000
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SITE AMENITIES

Property Manager on Site

TRANSPORTATION

Airport:	21 minute drive to Detroit City Airport
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

Main North - 360 N Main St



Royal Oak, MI 48067 - Downtown Royal Oak Submarket

COMMERCIAL TENANTS

Women First Ob/Gyn Center	8,952 SF	Sparks Exhibits Environments Corp	7,000 SF
CareerBuilder	3,804 SF	Hulu	3,794 SF
Airfoil	3,000 SF	City Tavern	3,000 SF

BUILDING NOTES

This property represents the office space at 360 N Main St. Most prominent development in Royal Oak. Opened late 2006. Mixed use center with restaurants and the like on ground floor. Residential above. Entire 4th floor offers office space. Conveniently walk to downtown. Highly finished and youthful. On-site parking garage. Building offers 27,517 sq. ft. of office space and 30,327 sq. ft. of retail space, for a total of 57,844sf.

Lease Availability Report

400 N Main St - Hyatt Place Detroit / Royal Oak

Royal Oak, MI 48067 - Auburn Hills/Madison Heights Submarket



BUILDING

Type:	Hotel
Year Built:	2018
Rooms:	123
GBA:	97,500 SF
Floors:	5
Typical Floor:	14,655 SF

AVAILABILITY

Min Divisible:	100 SF
Max Contig:	5,000 SF
Total Available:	9,624 SF
Asking Rent:	Withheld

EXPENSES PER ROOM

Taxes:	\$7,895.35 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Office	Coworkin	100 - 5,000	5,000	5,000	Withheld	TBD	

Regus - Eric Fletcher (972) 764-8882

Main Street offers a creative working environment in the vibrant Royal Oak community. Spark innovation and collaboration with flexible office and coworking space designed to fit any growing business. Discover new opportunities to connect with like-minded professionals over a tasty cup of coffee or healthy lunch.

LEASING COMPANY

Company: CG Emerson Real Estate Group

Contacts: Greg Cooksey (248) 770-5533

AMENITIES

Business Center, Fitness Center, Meeting Event Space, Pool, Restaurant, Shuttle Service

TRANSPORTATION

Parking: 144 Surface Spaces are available; 1.2 per Room

Airport: 22 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (90)

Transit Score ®: Minimal Transit (0)

KEY TENANTS

Hyatt Place	92,876 SF	Regus	19,500 SF
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Lease Availability Report

401 N Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1916
RBA:	6,428 SF
Floors:	2
Typical Floor:	3,214 SF

AVAILABILITY

Min Divisible:	3,214 SF
Max Contig:	3,214 SF
Total Available:	3,214 SF
Asking Rent:	\$25.95/NNN

EXPENSES

Taxes:	\$2.94 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	3,214	3,214	3,214	\$25.95/NNN	Vacant	Negotiable
NAI Farbman - Ali Haidar (313) 289-0092, Rick Ax (248) 353-0500								

LEASING COMPANY

Company:	NAI Farbman
Contacts:	Ali Haidar (313) 289-0092, Rick Ax (248) 353-0500

SALE

Last Sale:	Sold on Jan 3, 2008 for \$450,000 (\$70.01/SF)
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AMENITIES

Bus Line, Signage

TRANSPORTATION

Parking:	10 Surface Spaces are available; Ratio of 1.56/1,000 SF
Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Walker's Paradise (91)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Flood Lanctot Connor Stablein	5,000 SF
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Lease Availability Report

423 N Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2004
RBA:	19,629 SF
Floors:	3
Typical Floor:	6,543 SF

AVAILABILITY

Min Divisible:	5,692 SF
Max Contig:	5,692 SF
Total Available:	5,692 SF
Asking Rent:	\$34.00/FS

EXPENSES

Taxes:	\$0.35 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Sublet	5,692	5,692	5,692	\$34.00/FS	Vacant	Thru Jan 2024

Advocate Commercial Real Estate Advisors, L.L.C. - Jim Berkemeier (248) 262-7934

SALE

Last Sale: Sold on Jul 29, 2016 for \$2,250,000 (\$114.63/SF)

AMENITIES

Bus Line, Signage

TRANSPORTATION

Parking: 21 Surface Spaces are available; Ratio of 1.06/1,000 SF

Airport: 22 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (91)

Transit Score ®: Minimal Transit (0)

KEY TENANTS

Wambatech	6,543 SF	McKnight Canzano Smith Radtke And Brault PC	2,250 SF
Berline Group	1,000 SF	Utility Workers Union-Amer	750 SF

BUILDING NOTES

*Beautiful, modern three story loft-style office building (possible street level retail on 1st floor) *Numerous restaurants, pubs, coffee houses, banking, entertainment and boutique retail right out your front door! *High end finishes, imported granites & wall coverings, oversized hardwood

Lease Availability Report

423 N Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING NOTES

custom doors, expansive windows, 14' ceilings w/exposed ductwork & trusses, granite & wood flooring, original artwork. *21 on-site parking spaces; additional parking available through adjacent property owner and in municipal parking deck

Lease Availability Report

616 N Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class C Office
Tenancy:	Single
Year Built:	1952; Renov 2013
RBA:	6,400 SF
Floors:	1
Typical Floor:	6,400 SF

AVAILABILITY

Min Divisible:	6,400 SF
Max Contig:	6,400 SF
Total Available:	6,400 SF
Asking Rent:	\$18.00/NNN

EXPENSES

Taxes:	\$4.08 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Direct	6,400	6,400	6,400	\$18.00/NNN	Vacant	5 Yrs
CG Emerson Real Estate Group - Evan Kass (248) 770-5533 Office/Retail/Commercial 13 private parking spaces								

LEASING COMPANY

Company:	CG Emerson Real Estate Group
Contacts:	Evan Kass (248) 770-5533

TRANSPORTATION

Airport:	23 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (88)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

909 N Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class C Office
Tenancy:	Single
Year Built:	1937
RBA:	1,094 SF
Floors:	1
Typical Floor:	1,094 SF

AVAILABILITY

Min Divisible:	1,094 SF
Max Contig:	1,094 SF
Total Available:	1,094 SF
Asking Rent:	\$35.65/+UTIL

EXPENSES

Taxes:	\$4.80 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	1,094	1,094	1,094	\$35.65/+UTIL	Vacant	Negotiable

Van Esley Real Estate - Joseph Van Esley (734) 459-7570

\$3,250.00 per month plus utilities. Location! Location! Location! Completely remodeled, 1,094 sq ft free-standing building with an additional 850 sq ft finished basement, that is ready for immediate occupancy in the heart of Downtown Royal Oak. This is in the Neighborhood Business Zone. The main floor has on open concept with a gas fireplace, two large rooms, a private office and a bathroom with a shower. There is also a large covered front porch for you or your clients to relax on. The basement is completely finished with a kitchen/lunch area with a refrigerator and dishwasher. It also has a conference room, a private office and two bathrooms. There is also an open area for a bank of cubicles. Upstairs there is an area that can be used for additional storage. It has it's own parking lot as well that hold approximately 8 cars. This would be a great location for an attorney, a financial planner, a beautician, a real estate office. Call David Misko for further information at 248-207-7388. All information is estimated and should be verified.

LEASING COMPANY

Company:	Van Esley Real Estate
Contacts:	Joseph Van Esley (734) 459-7570

SALE

Last Sale:	Sold on Jun 23, 2009 for \$260,000 (\$237.66/SF)
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AMENITIES

Bus Line, Signage

TRANSPORTATION

Parking:	8 free Surface Spaces are available; Ratio of 7.31/1,000 SF
Airport:	23 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (82)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

909 N Main St
Royal Oak, MI 48067 - Royal Oak Submarket



KEY TENANTS

Hoover & Associates	2,188 SF
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BUILDING NOTES

Excellent Main Street exposure.

Lease Availability Report

123 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1925
RBA:	28,200 SF
Floors:	3
Typical Floor:	9,400 SF

AVAILABILITY

Min Divisible:	800 SF
Max Contig:	5,400 SF
Total Available:	6,200 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.91 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Off/Ret	Direct	5,400	5,400	5,400	Withheld	Vacant	1 - 5 Yrs
AQRE Advisors - Abby Finnerty (248) 465-0200									
P 1st	130	Office	Direct	800	800	800	Withheld	Vacant	2 Yrs
AQRE Advisors - Abby Finnerty (248) 465-0200									

LEASING COMPANY

Company:	AQRE Advisors
Contacts:	Abby Finnerty (248) 465-0200

AMENITIES

Bus Line, Signage

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Walk Score ®:	Walker's Paradise (91)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Care Solutions Group	2,172 SF	Mind Wellness Counseling	1,833 SF
Dr. Lombardo and Dr. Pohl	1,000 SF	Wavelock Advanced Technology	980 SF
John Casablancas	957 SF	IML Precision LLC	932 SF

Lease Availability Report

218 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
RBA:	40,000 SF
Floors:	3
Typical Floor:	13,333 SF

AVAILABILITY

Min Divisible:	10,000 SF
Max Contig:	30,000 SF
Total Available:	40,000 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.20 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 2nd	Office	Direct	10,000	10,000	30,000	Withheld	Nov 2023	Negotiable
<i>CRE Development - Cathy Wilson (248) 586-4130 X4159</i> * Available Q3 2023 New mixed-use development on Main Street in the heart of downtown Royal Oak with convenient access to parking. Approximately 10,900 sq. ft. per floor, totaling 32,670 sq. ft.								
E 3rd	Office	Direct	10,000	10,000	30,000	Withheld	Nov 2023	Negotiable
<i>CRE Development - Cathy Wilson (248) 586-4130 X4159</i> * Available Q3 2023 New mixed-use development on Main Street in the heart of downtown Royal Oak with convenient access to parking. Approximately 10,900 sq. ft. per floor, totaling 32,670 sq. ft. Approximately 4,500 sq. ft. of retail space available on the first floor.								
E 4th	Office	Direct	10,000	10,000	30,000	Withheld	Nov 2023	Negotiable
<i>CRE Development - Cathy Wilson (248) 586-4130 X4159</i> * Available Q3 2023 New mixed-use development on Main Street in the heart of downtown Royal Oak with convenient access to parking. Approximately 10,900 sq. ft. per floor, totaling 32,670 sq. ft. Approximately 4,500 sq. ft. of retail space available on the first floor.								

LEASING COMPANY

Company:	CRE Development
Contacts:	Cathy Wilson (248) 586-4130 X4159

AMENITIES

Signage

TRANSPORTATION

Airport:	21 minute drive to Detroit City Airport
Walk Score ®:	Walker's Paradise (91)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

218 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING NOTES

New mixed-use development on Main Street in the heart of downtown Royal Oak with convenient access to parking. 2 floors of Office space available for lease. Approximately 10,900 sq.ft. per floor, totaling 32,670 sq. ft. Approximately 4,500 sq.ft. of retail space available on the first floor

Lease Availability Report

225 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1922
RBA:	8,502 SF
Floors:	3
Typical Floor:	4,474 SF

AVAILABILITY

Min Divisible:	1,779 SF
Max Contig:	3,779 SF
Total Available:	3,779 SF
Asking Rent:	\$36.00/NNN

EXPENSES

Taxes:	\$2.16 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P LL	Office	Direct	1,779	1,779	3,779	Withheld	Vacant	Negotiable
Beanstalk Real Estate Solutions - Krystol Rappuhn (313) 319-0743 Rare opportunity - PNC Bank has occupied this space for decades.								
P 1st	Office	Direct	2,000	2,000	3,779	\$36.00/NNN	Vacant	Negotiable
Beanstalk Real Estate Solutions - Krystol Rappuhn (313) 319-0743 Rare opportunity - PNC Bank has occupied this space for decades.								

LEASING COMPANY

Company:	Beanstalk Real Estate Solutions
Contacts:	Krystol Rappuhn (313) 319-0743

AMENITIES

Banking, Bus Line, Signage

TRANSPORTATION

Airport:	21 minute drive to Detroit City Airport
Walk Score ®:	Walker's Paradise (91)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

DDV, Inc.	1,850 SF	Fakhoury Law Firm	1,800 SF
Gordan M. Buitendorp Associates	1,800 SF	UpChainXLM	1,800 SF

Lease Availability Report

300-304 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1927
RBA:	19,780 SF
Floors:	2
Typical Floor:	9,890 SF

AVAILABILITY

Min Divisible:	2,302 SF
Max Contig:	3,450 SF
Total Available:	5,752 SF
Asking Rent:	\$16.50 - \$24.50/MG

EXPENSES

Taxes:	\$0.48 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	3,450	3,450	3,450	\$16.50/MG	Vacant	Negotiable
Colliers - Steven Badgero (248) 226-1812, Peter J. Kopic, Jr. (248) 226-1842 Spaces are ideal for general office, medical office, etc.									
P 1st	201	Office	Direct	2,302	2,302	2,302	\$24.50/MG	Vacant	Negotiable
Colliers - Steven Badgero (248) 226-1812, Peter J. Kopic, Jr. (248) 226-1842 Spaces are ideal for general office, medical office, etc.									

LEASING COMPANY

Company:	Colliers
Contacts:	Peter J. Kopic, Jr. (248) 226-1842, Steven Badgero (248) 226-1812

AMENITIES

Bus Line, Signage

TRANSPORTATION

Parking:	Surface Spaces @ \$0.00/mo
Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (81)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

300-304 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



KEY TENANTS

TRU Design and Marketing	4,565 SF	Starbucks	3,866 SF
Ameristar Management	2,778 SF	Freshii	2,166 SF
Thriveworks Adminstrative Services	1,025 SF		

BUILDING NOTES

Excellent Retail Exposure in Downtown Royal Oak S. Main Street / 3rd Street Location Adjacent to Starbucks

Lease Availability Report

308 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1970
GLA:	6,512 SF
Floors:	2
Typical Floor:	6,512 SF
Docks:	None

AVAILABILITY

Min Divisible:	3,400 SF
Max Contig:	3,400 SF
Total Available:	3,400 SF
Asking Rent:	\$22.00/MG

EXPENSES

Taxes:	\$4.46 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	308	Off/Ret	Direct	3,400	3,400	3,400	\$22.00/MG	Vacant	Negotiable

KJ Commercial - David Jappaya (248) 851-8900, Kevin Jappaya, CCIM (248) 851-8900 X101

LEASING COMPANY

Company:	KJ Commercial
Contacts:	David Jappaya (248) 851-8900, Kevin Jappaya, CCIM (248) 851-8900 X101

AMENITIES

Signage

KEY TENANTS

Candato Taco	3,200 SF	B Spot Burgers	3,196 SF
Condado Tacos	500 SF		

TRAFFIC & FRONTAGE

Traffic Volume:	2,723 on CENTER ST & W 3rd St (2020)
	14,278 on South Main Street & E 4th St (2022)
Frontage:	13' on Main St

Made with TrafficMetrix® Products

Lease Availability Report

308 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



TRANSPORTATION

Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (81)
Transit Score ®:	Minimal Transit (0)

BUILDING NOTES

Rare Royal Oak Restaurant Opportunity with Class C Liquor License Available Well Established Premier Restaurant Location in the Heart of Downtown Royal Oak Located Between 3rd & 4th Street, In Line with Tom's Oyster Bar, Monteray's, Starbucks Coffee, & Metals & Time 2 Story Building With Many Amenities Including: elevator, Hardwood Flooring, Ceramic Tile & Much More

Lease Availability Report

400 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1925; Renov 2007
GLA:	9,500 SF
Floors:	3
Typical Floor:	3,166 SF
Docks:	None

AVAILABILITY

Min Divisible:	3,375 SF
Max Contig:	8,975 SF
Total Available:	8,975 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$4.99 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	Office	Direct	3,375 - 8,975	8,975	8,975	Withheld	30 Days	Negotiable

Keystone Commercial Real Estate - Kathleen Garmo (248) 406-1761, Matthew Berke (248) 356-8000 X101

3,375-8,975 SF Available on Main Street in Downtown Royal Oak! Beautiful historic three-story building with a private entrance off 4th street and elevator. Located near 3 parking garages and a bus stop. Excellent visibility on Main Street.

LEASING COMPANY

Company:	Keystone Commercial Real Estate
Contacts:	Kathleen Garmo (248) 406-1761, Matthew Berke (248) 356-8000 X101

SALE

Last Sale:	Sold on Dec 26, 2017
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AMENITIES

Air Conditioning, Bus Line, Security System, Signage

KEY TENANTS

Medals In Time	3,500 SF
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TRAFFIC & FRONTAGE

Traffic Volume:	14,278 on South Main Street & E 4th St (2022)
	13,340 on MAIN ST & E 4th St (2020)

Made with TrafficMetrix® Products

Lease Availability Report

400 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



TRAFFIC & FRONTAGE

Frontage:	102' on 4th St
	38' on Main St

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	19 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (81)
Transit Score ®:	Minimal Transit (0)

BUILDING NOTES

- 2,500 to 9,500 Square Feet Available - Originally Built in 1925 With Extensive Renovations and Modernization Using High End Finishes - Private Entrance Off 4th Street for 3rd Floor Space - Excellent Access to Area Amenities, Shopping and Restaurants - Close Proximity to Municipal Parking

Lease Availability Report

812 S Main St - Executive Office Building

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2000
RBA:	9,000 SF
Floors:	2
Typical Floor:	4,500 SF

AVAILABILITY

Min Divisible:	3,000 SF
Max Contig:	3,000 SF
Total Available:	3,000 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$3.07 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	3,000	3,000	3,000	Withheld	Vacant	3 - 5 Yrs

Symmetry Property Management and Realty Inc. - Frank Jarbou (248) 465-0200

3,000 square feet of contiguous space available on the first floor. Spacious street level office space with lots of natural light. Call today.

LEASING COMPANY

Company:	AQRE Advisors
Contacts:	Frank Jarbou (248) 465-0200

SALE

Last Sale:	Sold on Oct 15, 2013 for \$920,000 (\$102.22/SF)
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AMENITIES

Air Conditioning, Bus Line, Signage

TRANSPORTATION

Parking:	6 Covered Spaces are available; 22 Surface Spaces are available; Ratio of 3.11/1,000 SF
Airport:	21 minute drive to Detroit City Airport
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

AQRE Advisors	500 SF
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Lease Availability Report

812 S Main St - Executive Office Building
Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING NOTES

Suites built to tenant specifications. Individually controlled utilities. Great access to I-696 and I-75. Newer 2-story building in the heart of downtown Royal Oak. Walking distance to area amenities cornered parking.

Lease Availability Report

916 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2012; Renov 2015
RBA:	7,426 SF
Floors:	2
Typical Floor:	3,713 SF

AVAILABILITY

Min Divisible:	2,170 SF
Max Contig:	2,170 SF
Total Available:	2,170 SF
Asking Rent:	\$22.00/+UTIL

EXPENSES

Taxes:	\$2.40 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	2,170	2,170	2,170	\$22.00/+UTIL	Vacant	Negotiable

Jim Shaffer & Associates - Jim Shaffer (248) 834-3030

LEASING COMPANY

Company:	Jim Shaffer & Associates
Contacts:	Jim Shaffer (248) 834-3030

SALE

Last Sale:	Sold on Mar 11, 2022 for \$1,695,000 (\$228.25/SF)
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AMENITIES

Air Conditioning, Bus Line, Signage

TRANSPORTATION

Parking:	12 Covered Spaces are available; 61 Surface Spaces are available; Ratio of 9.83/1,000 SF
Airport:	23 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (87)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

916 S Main St
Royal Oak, MI 48067 - Royal Oak Submarket



KEY TENANTS

Parks Title Company Inc	500 SF
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BUILDING NOTES

Redevelopment completed in 2015 created a truly remarkable first floor "loft" office or medical opportunity in downtown Royal Oak. New everything except the exterior brick and original wood floors. Beautiful windows and a corner space with exclusive parking outside your door. We will design and build your space to suit your specific needs. (All twelve second floor apartments were leased prior to completion of renovation)

Lease Availability Report

1037-1041 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1914
RBA:	25,995 SF
Floors:	3
Typical Floor:	8,665 SF
Core Factor:	10%

AVAILABILITY

Min Divisible:	4,935 SF
Max Contig:	4,935 SF
Total Available:	4,935 SF
Asking Rent:	\$28.00/+ELEC

EXPENSES

Taxes:	\$2.14 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Office	Direct	4,935	4,935	4,935	\$28.00/+ELEC	Vacant	Negotiable
CBRE, Inc. - Brendan P. George (248) 351-2039, Jasper Hanifi (248) 351-2020								

LEASING COMPANY

Company:	CBRE, Inc.
Contacts:	Brendan P. George (248) 351-2039, Jasper Hanifi (248) 351-2020

SALE

Last Sale:	Sold on Oct 20, 2005 for \$2,700,000 (\$103.87/SF)
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TRANSPORTATION

Parking:	42 Surface Spaces are available; Ratio of 1.61/1,000 SF
Airport:	21 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (85)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

ZMC Medical Center	7,155 SF	Hearst Autos	4,000 SF
Zmc Pharmacy	3,000 SF	Milagro Post	500 SF
P La Salon	500 SF		

Lease Availability Report

1037-1041 S Main St
Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING NOTES

Completely renovated loft building originally built in 1917. A lot of character with modern day amenities. Main Street address. Conveniently located just off I-696, Medical space available on 2nd floor.

Lease Availability Report

520 N Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1920
RBA:	4,250 SF
Floors:	1
Typical Floor:	4,250 SF

AVAILABILITY

Min Divisible:	4,250 SF
Max Contig:	4,250 SF
Total Available:	4,250 SF
Asking Rent:	\$19.75/NNN

EXPENSES

Taxes:	\$2.18 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Sublet	4,250	4,250	4,250	\$19.75/NNN	Vacant	Thru Oct 2025
Research In Progress - Research In Progress								

LEASING COMPANY

Company:	CG Emerson Real Estate Group
Contacts:	Evan Kass (248) 770-5533

TRANSPORTATION

Parking:	17 free Surface Spaces are available; Ratio of 2.13/1,000 SF
Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (88)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

CG Emerson Real Estate Group	4,100 SF	C.E. Gleeson Constructors, Inc.	1,574 SF
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BUILDING NOTES

Outstanding neighborhood redevelopment opportunity located at the signalized intersection of Main Street and Farnum Roads in Royal Oak. The lot dimensions are 163' X 172'. This site is zoned Light Commercial and is located north of the new loft projects.

Lease Availability Report

3400 Rochester Rd

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING

Type:	Class C Office
Tenancy:	Single
Year Built:	1932; Renov 2003
RBA:	2,417 SF
Floors:	1
Typical Floor:	2,417 SF

AVAILABILITY

Min Divisible:	2,417 SF
Max Contig:	2,417 SF
Total Available:	2,417 SF
Asking Rent:	\$18.00/NNN

EXPENSES

Taxes:	\$2.28 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	2,417	2,417	2,417	\$18.00/NNN	30 Days	Negotiable
Signature Associates - Angela A. Thomas (248) 799-3159, Erica Dunlap (248) 359-3808, Nicole Voisard (248) 799-3159 Unique freestanding building with on-site parking lot.								

LEASING COMPANY

Company:	Signature Associates
Contacts:	Angela A. Thomas (248) 799-3159, Erica Dunlap (248) 359-3808, Nicole Voisard (248) 799-3159

TRANSPORTATION

Parking:	7 free Surface Spaces are available; Ratio of 2.90/1,000 SF
Airport:	24 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (52)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

4710 S Rochester Rd

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	1978
GLA:	2,628 SF
Floors:	1
Typical Floor:	2,628 SF
Docks:	None

AVAILABILITY

Min Divisible:	2,628 SF
Max Contig:	2,628 SF
Total Available:	2,628 SF
Asking Rent:	\$16.00/NNN

EXPENSES

Taxes:	\$4.70 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Med	Direct	2,628	2,628	2,628	\$16.00/NNN	TBD	3 - 5 Yrs

Prime Management Company - Dan Winter (248) 540-8017

Ready to be converted to a physical therapy or medical office...

SALE

Last Sale: Sold on May 2, 2019

AMENITIES

Drive Thru, Pylon Sign, Signage

KEY TENANTS

Citizens Bank	2,629 SF	Huntington National Bank	1,000 SF
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TRAFFIC & FRONTAGE

Traffic Volume:	12,886 on Rochester Rd & Gardner Ave (2022)
	25,544 on E 14 Mile Rd & Rochester Rd (2020)
Frontage:	228' on Genesee Ave
	233' on Rochester Rd

Made with TrafficMetrix® Products

Lease Availability Report

4710 S Rochester Rd
Royal Oak, MI 48073 - Royal Oak Submarket



TRANSPORTATION

Parking:	23 Surface Spaces are available; Ratio of 9.94/1,000 SF
Airport:	23 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (75)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

3425 Starr Rd

Royal Oak, MI 48073 - Troy Area West Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1927; Renov 2016
RBA:	25,317 SF
Floors:	1
Typical Floor:	25,317 SF
Ceiling Ht:	22'

AVAILABILITY

Min Divisible:	8,000 SF
Max Contig:	8,000 SF
Total Available:	8,000 SF
Asking Rent:	\$18.00/NNN

EXPENSES

Taxes:	\$1.89 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Med	Direct	8,000	8,000	8,000	\$18.00/NNN	Vacant	Negotiable

Friedman Real Estate - Joel Kestenberg (248) 324-2000

For lease: up to 8,000 SF of medical or industrial/flex space Join DaVita Dialysis and Michigan Kidney Center Multiple uses considered, ranging from light industrial to medical Situated just north of 13 Mile Rd on the eastside of Woodward Located less than a mile from Royal Oak Beaumont Hospital Warehouse is both heated and air conditioned 4 overhead garage doors with ample ceiling height throughout Asking lease rate: \$18/ SF NNN

LEASING COMPANY

Company:	Basha Diagnostics, P.C.
Contacts:	Yahya M. Basha (248) 613-5963

SALE

Last Sale:	Sold on Jan 16, 2013 for \$800,000 (\$31.60/SF)
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LOADING

Docks:	None	Drive Ins:	6 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None

POWER & UTILITIES

Power:	1,000a/480v 3p Heavy
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LAND

Land Area:	1.95 AC
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Lease Availability Report

3425 Starr Rd
Royal Oak, MI 48073 - Troy Area West Submarket



Zoning:	BI
Parcel	25-06-476-002

TRANSPORTATION

Parking:	29 Surface Spaces are available; Ratio of 1.15/1,000 SF
Airport:	28 minute drive to Detroit City Airport

KEY TENANTS

DaVita Kidney Care	8,112 SF	DaVita Kidney Care	7,000 SF
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Lease Availability Report

306 S Washington Ave - Washington Square Plaza

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1927; Renov 1987
RBA:	253,242 SF
Floors:	6
Typical Floor:	5,687 SF

AVAILABILITY

Min Divisible:	702 SF
Max Contig:	4,091 SF
Total Available:	10,520 SF
Asking Rent:	\$21.00 - \$26.50

EXPENSES

Taxes:	\$1.03 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P GRND	310/312	Off/Ret	Direct	2,682	2,682	2,682	\$21.00/NN	Vacant	Negotiable
<i>Hanna Development & Management Co. - Yvonne Peltier (248) 548-9900</i>									
Prime office/retail space available on Fourth Street in downtown Royal Oak in the historic Washington Square Building. Located between Washington Ave. and Lafayette, the floor-to-ceiling glass entrance offers high visibility in this walkable downtown, and a second entry via the building's atrium is an added bonus. The space features two private offices/work rooms, kitchenette, vaulted ceiling, and a prominent display case at the atrium entrance. Enjoy the building's added amenities, including 2nd Fl. deck and meeting room.									
P 2nd	202	Office	Direct	702	702	702	\$23.00/MG	Vacant	Negotiable
<i>Hanna Development & Management Co. - Yvonne Peltier (248) 548-9900</i>									
P 2nd	219	Office	Direct	940	940	940	\$22.75/MG	Vacant	Negotiable
<i>Hanna Development & Management Co. - Yvonne Peltier (248) 548-9900</i>									
Lots of natural light highlights the maple hardwood flooring of this nice 2nd Floor suite. The floor plan is mostly open, but with an individual office/conference room and nook for a mini-fridge and microwave.									
P 2nd	210	Office	Direct	2,105	2,105	2,105	\$26.50/MG	Vacant	Negotiable
<i>Hanna Development & Management Co. - Yvonne Peltier (248) 548-9900</i>									
This is the office suite where passersby constantly remark, "Who's in THAT suite?" Beautiful floor-to-ceiling glass entry with tall, double doors and terrazzo floor, illuminated arched ceiling as you enter. Angled bar with sink and dishwasher. The suite is mostly open with one private office or conference room and one large storage/flex room. Suite 210 is across the hall from the building's event/meeting room and outdoor deck. Easterly views of Washington Avenue & downtown Royal Oak from the bank of tall, operable windows. Love where you work - come see this space!									
P 4th	400	Office	Direct	4,091	4,091	4,091	\$24.00/MG	Vacant	Negotiable
<i>Hanna Development & Management Co. - Yvonne Peltier (248) 548-9900</i>									
Impressive 4th Floor Office in Downtown Royal Oak's historic Washington Square Building. Enjoy the fresh air with 32 tall windows (they open!) offering views of the downtown spanning the south, west & east. The space features several private offices/conference space + TWO corner offices (SE and SW), open workspace and a gorgeous kitchen with gathering area. Stop down to the 2nd Floor and relax at the building's outdoor deck and grab dinner downstairs at D'Amato's/ Goodnite Gracie, Iron Horse or Ronin Sushi. On-site property management.									

Lease Availability Report

306 S Washington Ave - Washington Square Plaza

Royal Oak, MI 48067 - Royal Oak Submarket



LEASING COMPANY

Company: Hanna Development & Management Co.

Contacts: Yvonne Peltier (248) 548-9900

AMENITIES

Conferencing Facility, Property Manager on Site

TRANSPORTATION

Parking: Ratio of 0.00/1,000 SF

Airport: 22 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (88)

Transit Score ®: Minimal Transit (0)

KEY TENANTS

AEG Presents	26,457 SF	Iwerk	8,500 SF
Legghio & Israel PC	5,692 SF	D Amatos Neighborhood Restaurant	4,200 SF
Goodnite Gracie	2,000 SF	Ronin Sushi	2,000 SF

BUILDING NOTES

Historic Washington Square Plaza building in the heart of Downtown Royal Oak - Oakland County's most vibrant retail, restaurant and business destination! Architectural excellence compliments the many building amenities including conference center, outdoor deck, atrium, high-visibility retail, and on-site owner management. Six floors of office with ground-floor office/retail/restaurant. Also home to the Royal Oak Music Theatre. Northwest corner of Washington Avenue and Fourth Street in downtown Royal Oak.

Lease Availability Report

910 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class C Office
Year Built:	1912; Renov 2000
RBA:	5,024 SF
Floors:	2
Typical Floor:	2,512 SF

AVAILABILITY

Min Divisible:	5,024 SF
Max Contig:	5,024 SF
Total Available:	5,024 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$3.02 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	5,024	5,024	5,024	Withheld	Vacant	Negotiable
Team CORE, LLC - Sam McLean (248) 710-8000, Kevin Tamer (248) 710-8000								

LEASING COMPANY

Company:	Team CORE, LLC
Contacts:	Sam McLean (248) 710-8000, Kevin Tamer (248) 710-8000

TRANSPORTATION

Parking:	10 free Surface Spaces are available; Ratio of 1.99/1,000 SF
Airport:	21 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (86)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

415 S West St - The Findling Law Firm

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1998
RBA:	11,000 SF
Floors:	3
Typical Floor:	3,667 SF

AVAILABILITY

Min Divisible:	978 SF
Max Contig:	2,800 SF
Total Available:	5,778 SF
Asking Rent:	\$20.00/TBD

EXPENSES

Taxes:	\$2.85 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	300	Office	Direct	2,800	2,800	2,800	\$20.00/TBD	Vacant	Negotiable
THE FINDLING LAW FIRM PLC - Kristina Sawyers (248) 399-9700, David Findling (248) 399-9700									
P 2nd		Office	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable
NAI Farbman - Brad Margolis (248) 351-4367									
P 2nd	350	Office	Direct	978	978	978	\$20.00/TBD	30 Days	Negotiable
THE FINDLING LAW FIRM PLC - Kristina Sawyers (248) 399-9700, David Findling (248) 399-9700									

LEASING COMPANY

Company:	NAI Farbman
Contacts:	Brad Margolis (248) 351-4367

AMENITIES

Air Conditioning, Central Heating, DDA Compliant, Direct Elevator Exposure, Drop Ceiling, Fully Carpeted, High Ceilings, Natural Light, Property Manager on Site, Reception, Recessed Lighting, Security System, Signage

TRANSPORTATION

Parking:	10 Covered Spaces @ \$65.00/mo; Ratio of 0.91/1,000 SF
Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (86)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

415 S West St - The Findling Law Firm
Royal Oak, MI 48067 - Royal Oak Submarket



KEY TENANTS

William J Liedel	2,400 SF	Datong Designs Inc	1,800 SF
Liedel Law Group	600 SF	Maiorana Partners Ltd	450 SF
Findling Law Firm	300 SF		

Lease Availability Report

26454 Woodward Ave

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1986
RBA:	10,295 SF
Floors:	1
Typical Floor:	10,295 SF
Core Factor:	13%

AVAILABILITY

Min Divisible:	3,384 SF
Max Contig:	3,384 SF
Total Available:	3,384 SF
Asking Rent:	\$20.00/NNN

EXPENSES

Taxes:	\$4.99 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	2	Off/Med	Direct	3,384	3,384	3,384	\$20.00/NNN	Vacant	3 - 5 Yrs

Coldwell Banker Weir Manuel - James Iodice (248) 644-6300

Exceptional Office space on Woodward Avenue. This professional suite offers easy access and plenty of parking. Great Royal Oak location close Beaumont and just minutes to Birmingham, Berkley, Ferndale, and Troy with easy access to I-696.

LEASING COMPANY

Company:	Coldwell Banker Weir Manuel
Contacts:	James Iodice (248) 644-6300

SALE

Last Sale:	Sold on May 5, 2004 for \$2,200,000 (\$213.70/SF)
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AMENITIES

Signage

TRANSPORTATION

Parking:	84 Surface Spaces are available; Ratio of 8.16/1,000 SF
Airport:	24 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (81)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Central Medical Imaging	10,295 SF
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Lease Availability Report

26622 Woodward Ave

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1987
RBA:	26,072 SF
Floors:	2
Typical Floor:	12,517 SF

AVAILABILITY

Min Divisible:	2,077 SF
Max Contig:	2,077 SF
Total Available:	2,077 SF
Asking Rent:	\$22.00/+ELEC

EXPENSES

Taxes:	\$2.54 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	200-A	Office	Direct	2,077	2,077	2,077	\$22.00/+ELEC	Vacant	3 - 10 Yrs
Team CORE, LLC - Kevin Tamer (248) 710-8000, Sam McLean (248) 710-8000									

LEASING COMPANY

Company:	Team CORE, LLC
Contacts:	Kevin Tamer (248) 710-8000, Sam McLean (248) 710-8000

SALE

Last Sale:	Sold on Mar 23, 2006 for \$2,800,000 (\$107.39/SF)
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AMENITIES

Property Manager on Site

TRANSPORTATION

Parking:	85 free Surface Spaces are available; 15 free Covered Spaces are available; Ratio of 3.99/1,000 SF
Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (75)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

McNish Group Inc.	11,000 SF	Fildew Hinks, PLLC	4,662 SF
Alta Vista Technology LLC	2,229 SF	David Duffy & Co	1,390 SF
Grifo and Company, PLLC	794 SF	Pure Business Process	450 SF

Lease Availability Report

26622 Woodward Ave
Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING NOTES

Highly visible Easy access to I-696 covered parking

Lease Availability Report

27844-27880 Woodward Ave - South Building - Woodward Commercial Center

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1956
GLA:	28,941 SF
Floors:	1
Typical Floor:	28,941 SF
Docks:	None

AVAILABILITY

Min Divisible:	8,377 SF
Max Contig:	8,377 SF
Total Available:	16,754 SF
Asking Rent:	\$22.50/NNN

EXPENSES

Taxes:	\$5.52 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	8,377	8,377	8,377	\$22.50/NNN	30 Days	Negotiable

Colliers - John T. Fricke (248) 226-1887

- Modern Office Space Opportunity in Royal Oak - Terrific Woodward Signage - Modern, Open, Collaborative, High Ceiling Space - Combination of Offices and Workstations - Woodward Avenue Traffic Counts - 59,000 VPD

LEASING COMPANY

Company:	Lee & Associates Commercial Real Estate Service
Contacts:	Scott Lyons (248) 567-8002

SALE

Last Sale:	Sold on May 19, 2000 for \$2,250,000 (\$77.74/SF)
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AMENITIES

Air Conditioning, Pylon Sign, Signage

KEY TENANTS

• Trader Joe's	11,300 SF	ULTA Beauty	11,161 SF
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• Anchor

TRAFFIC & FRONTAGE

Traffic Volume:	7,872 on Catalpa Dr & Woodward Ave (2021)
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Made with TrafficMetrix® Products

Lease Availability Report

27844-27880 Woodward Ave - South Building - Woodward Commercial Center
Royal Oak, MI 48067 - Royal Oak Submarket



TRAFFIC & FRONTAGE

	96,071 on Woodward Ave & Sunset Blvd (2018)
Frontage:	327' on Woodward Ave (with 3 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	255 Surface Spaces are available; Ratio of 3.57/1,000 SF
Airport:	24 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Minimal Transit (0)

BUILDING NOTES

City of Royal Oak.

Lease Availability Report

28454-28478 Woodward Ave

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1954
RBA:	6,594 SF
Floors:	1
Typical Floor:	6,594 SF

AVAILABILITY

Min Divisible:	6,594 SF
Max Contig:	6,594 SF
Total Available:	6,594 SF
Asking Rent:	\$30.00/N

EXPENSES

Taxes:	\$4.36 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	6,594	6,594	6,594	\$30.00/N	Vacant	Negotiable
Gershenson Group - Dennis E. Gershenson (248) 505-1802								

LEASING COMPANY

Company:	Gershenson Group
Contacts:	Dennis E. Gershenson (248) 505-1802

SALE

Last Sale:	Sold on Jan 23, 2015 for \$617,500 (\$93.65/SF)
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TRANSPORTATION

Parking:	25 Surface Spaces are available; Ratio of 3.60/1,000 SF
Airport:	24 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (72)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

M.C.H. LLC	2,000 SF	Stonefield	600 SF
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Lease Availability Report

30122-30148 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1952
GLA:	9,900 SF
Floors:	2
Typical Floor:	4,850 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	2,200 SF
Total Available:	6,000 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.29 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	2,200	2,200	2,200	Withheld	30 Days	Negotiable
<i>Band Commercial Real Estate Company, LLC - Steven Band (248) 423-1133</i> Second story office with steps. No elevator. (Non-ADA compliance).									
P 1st		Office	Direct	1,800	1,800	1,800	Withheld	30 Days	Negotiable
<i>Band Commercial Real Estate Company, LLC - Steven Band (248) 423-1133</i> Retail currently occupied by Synergies.									
P 2nd	A	Office	Direct	1,000	2,000	2,000	Withheld	Vacant	Negotiable
<i>Band Commercial Real Estate Company, LLC - Steven Band (248) 423-1133</i> Second story office with steps. No elevator. (Non-ADA compliance).									
P 2nd	B	Office	Direct	1,000	2,000	2,000	Withheld	Vacant	Negotiable
<i>Band Commercial Real Estate Company, LLC - Steven Band (248) 423-1133</i> Second story office with steps. No elevator. (Non-ADA compliance).									

SALE

Last Sale: Sold on Oct 28, 1999 for \$425,000 (\$42.93/SF)

KEY TENANTS

Synergies	1,800 SF
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TRAFFIC & FRONTAGE

Traffic Volume: 63,824 on Woodward Ave & Bembridge Rd (2022)

Made with TrafficMetrix® Products

Lease Availability Report

30122-30148 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Submarket



TRAFFIC & FRONTAGE

	54,054 on Woodward Ave & Coolidge Hwy (2022)
Frontage:	55' on Woodward Ave (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	26 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (66)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

30701 Woodward Ave - Basha Building North

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1954; Renov 2012
RBA:	31,004 SF
Floors:	4
Typical Floor:	7,751 SF

AVAILABILITY

Min Divisible:	2,887 SF
Max Contig:	5,650 SF
Total Available:	18,552 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$3.75 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Off/Ret	Sublet	4,812	4,812	4,812	Withheld	Vacant	Negotiable
<i>Friedman Real Estate - Steve C. Eisenshtadt, CCIM (248) 848-3535, Robert A. Hibbert (248) 848-4133</i> 4,812 SF former bank branch location on Woodward Avenue at 13 Mile Road Four drive-thru lanes High traffic location and adjacent to Beaumont Hospital General Business Zoning allows for office and retail Ideal for many uses									
P 3rd	301	Off/Med	Direct	2,887	2,887	2,887	Withheld	Vacant	3 - 10 Yrs
<i>NAI Farbman - Rick Ax (248) 353-0500, Brad Margolis (248) 351-4367</i> Two waiting rooms. Reception area Seven Exam Rooms Laboratory Space									
P 3rd	350	Office	Direct	5,203	5,203	5,203	Withheld	Vacant	3 - 10 Yrs
<i>NAI Farbman - Rick Ax (248) 353-0500, Brad Margolis (248) 351-4367</i> 15 Private Rooms with Plenty of Open Space Great Views! Steps Away from Beaumont Hospital									
P 4th	450	Office	Direct	5,650	5,650	5,650	Withheld	120 Days	5 - 10 Yrs
<i>NAI Farbman - Rick Ax (248) 353-0500, Brad Margolis (248) 351-4367</i>									

LEASING COMPANY

Company:	NAI Farbman
Contacts:	Rick Ax (248) 353-0500, Brad Margolis (248) 351-4367

AMENITIES

Banking, Bus Line, Signage

Lease Availability Report

30701 Woodward Ave - Basha Building North
Royal Oak, MI 48073 - Royal Oak Submarket



TRANSPORTATION

Parking:	144 Surface Spaces are available; Ratio of 0.55/1,000 SF
Airport:	26 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (66)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Basha Diagnostics PC	32,500 SF	The Rontal Clinic	9,000 SF
Eastwood Clinic	3,757 SF	AT&T Cell Site MI3087	1,000 SF
Michigan Muslim Community Council	1,000 SF	Project Healthy Community	1,000 SF

BUILDING NOTES

High visibility building close to Beaumont Hospital Fantastic Woodward Location! New Buiding added to thislocation has available space for Lease! See Building II

Lease Availability Report

32121 Woodward Ave - Balmoral Centre

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2006; Renov 2011
RBA:	52,000 SF
Floors:	4
Typical Floor:	13,000 SF

AVAILABILITY

Min Divisible:	2,437 SF
Max Contig:	2,437 SF
Total Available:	2,437 SF
Asking Rent:	\$21.50/NNN

EXPENSES

Taxes:	\$3.34 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	325	Office	Direct	2,437	2,437	2,437	\$21.50/NNN	Vacant	5 Yrs
Colliers - Gary Grochowski (248) 540-1000, Bryan Barnas (248) 226-1638									

LEASING COMPANY

Company:	Colliers
Contacts:	Gary Grochowski (248) 540-1000, Bryan Barnas (248) 226-1638

AMENITIES

Bus Line, Signage

TRANSPORTATION

Parking:	156 free Surface Spaces are available; 57 free Covered Spaces are available; Ratio of 4.10/1,000 SF
Airport:	27 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Kickham Hanley P.C.	5,500 SF	Gupta Enterprise Center	2,950 SF
Kuderik & Associates PLLC	2,900 SF	Renal Redux	2,900 SF
Nationwide Foot & Ankle Care, PC	2,500 SF	International Cryogenics Inc	1,350 SF

Lease Availability Report

32121 Woodward Ave - Balmoral Centre

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING NOTES

An architectural trophy that invites business with attention to detail in the common area to dazzle passersby. Intricate molding, pristine marble floors, and unique interior artwork lining the entry way make for top-of-the-line professional ambiance. Located near the heart of downtown off Woodward and Normandy, just west of the Coolidge Highway.